

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE GREATER CAPITAL ASSOCIATION OF REALTORS®



- 25.6%

Change in
New Listings

- 27.5%

Change in
Closed Sales

+ 13.5%

Change in
Median Sales Price

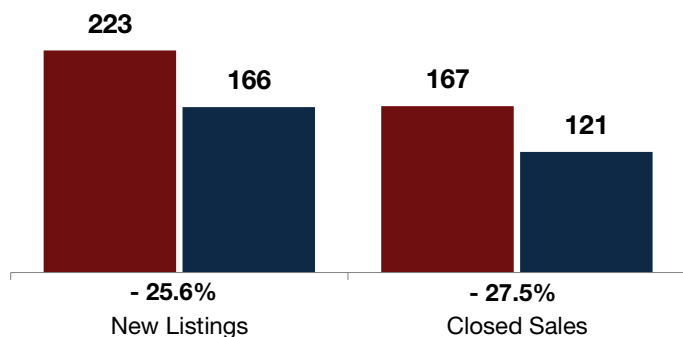
Saratoga County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	223	166	- 25.6%	418	358	- 14.4%
Closed Sales	167	121	- 27.5%	410	271	- 33.9%
Median Sales Price*	\$350,000	\$397,310	+ 13.5%	\$349,500	\$375,000	+ 7.3%
Percent of Original List Price Received*	101.2%	100.0%	- 1.2%	100.4%	99.0%	- 1.4%
Days on Market Until Sale	45	40	- 10.4%	43	34	- 19.6%
Inventory of Homes for Sale	356	345	- 3.1%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 22.0%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

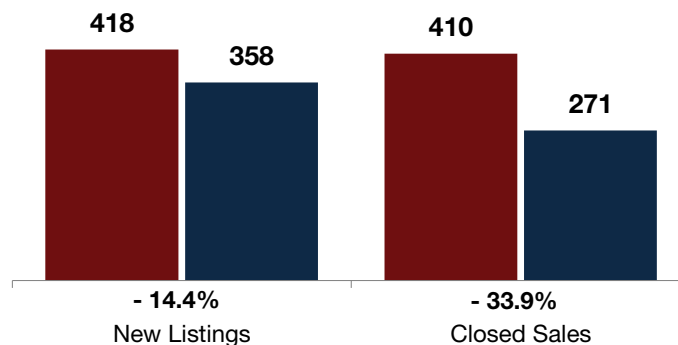
February

■ 2022 ■ 2023

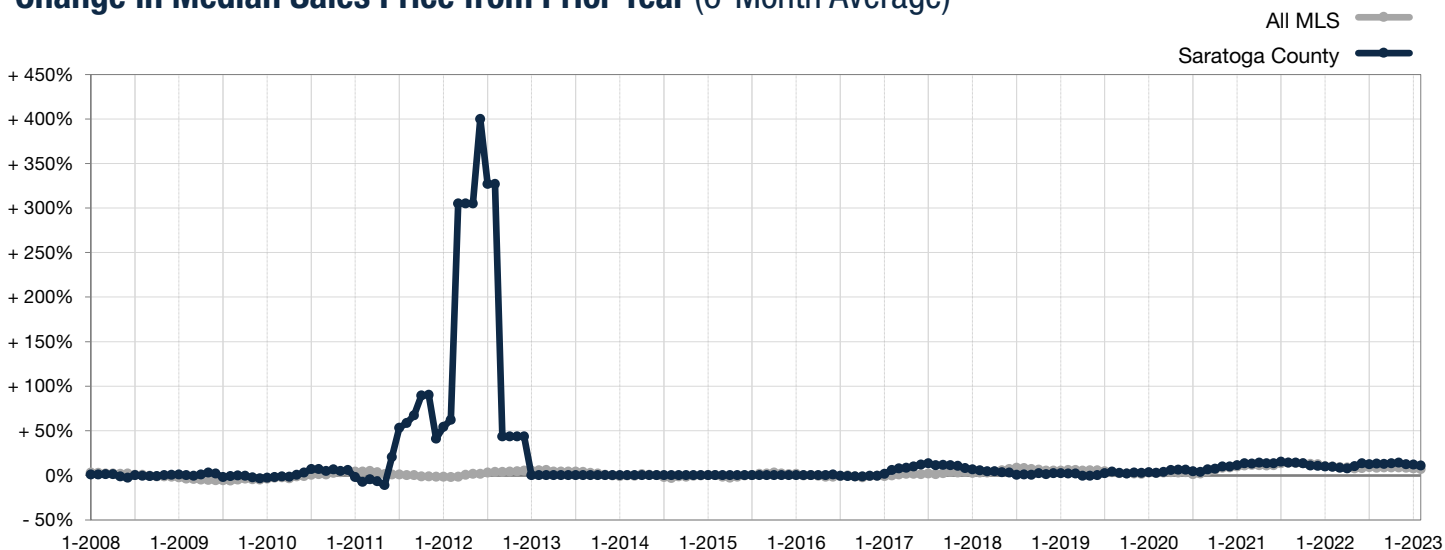


Year to Date

■ 2022 ■ 2023



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.